

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
828-5220

**Project Name:** Pine Crest School

**Case #:** 48-R-01

**Date:** April 10, 2001

**Comments:**

1. Must comply with the Florida Accessibility Code.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Pine Crest school

**Case #:** 48-R-01

**Date:** 4-10-01

**Comments:**

- 1) Show the hydrant location relative to the new buildings, and provide a flow test.
- 2) Consider 502 of the SFBC for additions and NFPA 101 8-3.5.1.

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**Division:** Engineering

**Member:** Tim Welch  
828-5123

**Project Name:** Pine Crest school

**Case #:** 48-R-01

**Date:** 4-10-01

**Comments:**

Engineering comments will be available at the DRC meeting.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Pine Crest School

**Case #:** 48-R01

**Date:** April 10, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Pine Crest School

**Case #:** 48-R-01

**Date:** 4/10/01

**Comments:**

1. Indicate any existing trees and palms in the area of new construction. All Tree Preservation Ordinance requirements apply. Verify whether or not there are any "large, desirable trees" that would be impacted. (Site plan redesign may be required to save such trees.) Any trees that are good candidates for relocation (if this is appropriate) should be relocated. Verify the existence of any "speciman" trees, for which there are special requirements. For trees removed, provide the calculations for "equivalent replacement".
2. The peninsula island at the end of the 9 parking spaces should contain a tree.
3. A continuous landscape buffer is required where a vehicular use area is adjacent to a R.O.W.
4. Indicate any utilities (such as overhead powerlines) that would affect proposed planting.

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**Division:** Planning

**Member:** Chris Barton  
828-5849

**Project Name:** Pine Crest School/Classrooms

**Case #:** 48-R-01

**Date:** April 10, 2001

**Comments:** This proposal is for the development of a 50,200S.F. Classroom building in the CF-S district.

1. The Demolition Plan should indicate the size and floor plan of those buildings to be removed as well as the individual parking spaces that will also be eliminated. Please provide information on the total number of parking spaces required for those buildings that are to be removed as those buildings were originally approved.
2. Remove the proposed light pole and fixture located adjacent to the north property line and provide area lighting through the use of wall mounted lights or by some other means. Discuss with Zoning representative.
3. Discuss with the Engineering representative the possible need for curb and gutter along NE 63<sup>rd</sup> Street and/or on the turn radii of the vehicular entry drives.
4. Provide a connecting sidewalk from the back out parking area on NE 63<sup>rd</sup> Street (north of the remaining tennis courts) to the proposed new facility. Show how pedestrians from that parking area will travel to the new facility using sidewalks and marked crosswalks.
5. Discuss the possible need for additional sidewalks along the entire length of NE 63<sup>rd</sup> Street with the Engineering Representative.
6. The proposed parking counts do not seem to match the buildings sizes that are being proposed. 23 classrooms are shown not the 20 shown and will require 23 parking spaces not the 20 indicated on the plans. An administrative area with conference room approximately 2170 SF in size is shown. A multi purpose room approximately 4400SF in size is shown and a dining facility approximately 3715SF in size is also shown. The parking requirements for the dining room and the multipurpose room are ½ the rate usually used for public assembly areas or 1 per 800SF and would require 10 spaces not the 6 indicated on the plans. Please discuss with the Zoning representative.

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7. We strongly recommend that these plans be shown to and discussed with representatives of the Boulevard Park Isles, Coral Ridge Isles and Imperial Pointe Homeowners Associations.
8. Additional comments may be forthcoming and responses are due within 90 days of this meeting or additional DRC review may be required.

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**Division:** Plumbing

**Member:** Ted DeSmith  
828-5232

**Project Name:** Pine Crest School

**Case #:** 48-R-01

**Date:** April 10, 2001

**Comments:**

1. Unable to determine sewer and water impact fees with information provided.
2. Provide site plan showing all water meter locations and related water services.
3. Provide separate water meter for cooling towers if being used and they require make up water.
4. Provide storm water calculations.
5. Provide site showing grease trap location for cafeteria.
6. Provide site plan showing dumpster location for the cafeteria, also show the required 4" dumpster drain going through the grease trap.



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Division: Police

Member: Det. C. Cleary- Robitaille  
759-6419, 759-6400 (Main number)

Project Name: Pine Crest School

Case #: 48-R-01

Date: 4-10-01

**Comments:**

What type of security system will be installed?

What type of protection will be used for windows and paned doors?

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**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** Pine Crest School

**Case #:** 48-R-01

**Date:** 4/10/01

**Comments:**

1. Discuss parking data for middle school with applicant and planning representative.
2. Light fixtures shall comply with the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R.
3. Discuss site circulation and stacking with applicant and Engineering representative.
4. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC.
5. Mechanical equipment shall comply with sections 47-19.2.S & Z.
6. Provide design details of parking lot lighting.
7. Additional comments maybe discussed at DRC meeting.